



# Clarkes

Estate Agents & Lettings Agents

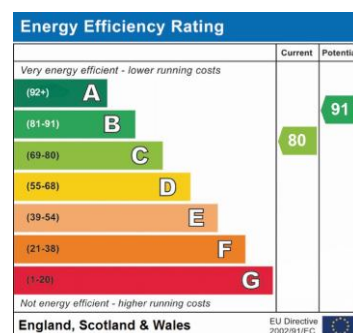
Asking Price  
Offers Over £300,000  
Freehold

37 Dorset Road, Bognor Regis, PO21 2DU



Book a Viewing

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01243 861344





- 3 Bedroom End of Terrace
- Modern Kitchen & Bathroom
- Large Living Room
- Downstairs Cloakroom
- Enclosed Rear Garden
- Off Road Parking



## Accommodation

Entrance Hall

Living Room - 4.73m x 4.32m (15'6" x 14'2")

Kitchen/Diner - 4.14m x 2.85m (13'6" x 9'4")

Downstairs WC - 1.88m x 0.98m (6'2" x 3'2")

Bedroom 1 - 4.76m x 3.62m (15'7" x 11'10")

Bedroom 2 - 3.36m x 2.75m (11'0" x 9'0")

Bedroom 3 - 1.86m x 3.36m (6'1" x 11'0")

Bathroom - 2.56m x 1.9m (8'4" x 6'2")

## What the agent says... “,, Material Information:

A delightful modern 3-bedroom end of terrace home with off road parking to the front.

The accommodation comprises entrance hall, large living room, modern kitchen with space for a small dining table, downstairs WC and upstairs to a main bedroom, further very large double bedroom, a smaller third bedroom and family bathroom.

The rear garden is enclosed by tall fencing with a gate to a rear access, is mainly laid to lawn with a decent sized patio and the wooden shed will be remaining.

To the front of the property there is off road parking for one vehicle and a flower border would support the creation of a second space if required.

For potential landlords there is an incumbent tenant who would like to remain if it can be arranged.

Council Tax: Arun District Council Band C

Property Type: Purpose Built

Property Construction: Standard

Electricity, Water, Drainage Supply: Mains

Heating: Gas Fired Central Heating

Parking: Off Road

On 03/10/2024 information from the Ofcom Website shows:

Broadband	Availability	Max Down	Max Up
Standard	✓	8 mbps	0.8 mbps
Superfast	✓	60 mbps	17 mbps
Ultrafast	✓	1000 mbps	220 mbps

Mobile	Indoor		Outdoor	
	Voice	Data	Voice	Data
EE	Limited	Limited	Likely	Likely
Three	Limited	Limited	Likely	Likely
O2	Likely	Limited	Likely	Likely
Vodafone	Limited	Limited	Likely	Likely

